



3a. **Slough Joint Wellbeing Strategy Priorities**

Individual projects within the OPE programme will be reviewed in line with the Slough Joint Wellbeing Strategy priorities.

3b. **Five Year Plan Outcomes**

The One Public Estate programme will create a mechanism for the Council to not only assemble sites (in partnership with other public bodies) but to release land for housing; and deliver such projects on an improved timescale at the same time as seeking to maximise the value of the Council's assets and income. All of which delivers on the emerging revised outcomes for the new Five Year Plan.

4 **Other Implications**

a) Financial

The chief executives of the Berkshire Authorities agreed for Wokingham Borough Council to take the lead on a joint pan Berkshire bid to join the fourth phase of the Cabinet Office initiative the One Public Estate.

The bid is called Berkshire Property Group and has been successful in its application and awarded £500,000 of funding to support the objectives and projects of the joint bid. A condition of the award is that funding is matched by participants although it can be in cash or consideration. Therefore, authority to participate and invest in the programme is now required.

b) Risk Management

<b>Risk</b>	<b>Mitigating action</b>	<b>Opportunities</b>
<b>Legal</b> – competing priorities could create delays.	Appoint external solicitors to undertake due diligence and provide comprehensive reports on title, deeds, leases etc, as required.	
Property market risk – property is an inherently riskier asset than other asset classes because of its physical characteristics, which need to be managed and maintained. The Council may not achieve its aims if market conditions significantly worsen	Undertake appropriate due diligence and appoint specialist advisers as required.	Market conditions can go up as well as down, benefits would therefore increase returns during an upturn.
<b>Human Rights</b>	No risks identified	
<b>Health and Safety</b>	No risks identified	
<b>Employment Issues</b>	No risks identified	Review of a shared asset management and/or facilities management service could provide resilience and cost savings

<b>Equalities Issues</b>	No risks identified	
<b>Community Support</b>	No risks identified	
<b>Communications</b>	No risks identified	
<b>Community Safely</b>	No risks identified	
<b>Finance</b> - Abortive costs including legal and survey fees, staff costs, initial feasibility costs.	Whilst efforts will be made to reduce abortive costs it is inevitable that the Council will on occasions incur costs on projects that do not proceed.	
<b>Governance</b> – Poor performance (including our partners)	Introduction of specific procedures relating to OPE, which set out objectives, criteria and delegated authority.	
<b>Performance</b> –	No risks identified	

c) Human Rights Act and Other Legal Implications

There are no equalities issues associated with this report.

d) Equalities Impact Assessment

There are no equalities issues associated with this report. However the accessibility of properties will be one of the factors for consideration in deciding between projects.

## 5 **Supporting Information**

### **Background**

- 5.1 The Cabinet Office has, through its Government Property Unit, a programme called the One Public Estate. The programme is now in its fourth round of funding applications and Slough, as part of a pan Berkshire bid, agreed to participate, with Wokingham Borough Council's chief executive taking the lead role in the bidding process. Slough Borough Council [SBC] has been represented on the cross Berkshire Working Group by the Assistant Director – Assets, Infrastructure & Regeneration.
- 5.2 159 councils working across 36 partnerships are set to join the next phase of One Public Estate. Partnerships of councils and the wider public sector have been awarded a total of £7.5m to deliver land and property initiatives, delivering jobs, homes, income and savings.
- 5.3 Launched in 2013, One Public Estate has grown from supporting 12 councils to over 100, all delivering ambitious projects to meet local need.
- Under OPE; existing members are set to deliver over 5 years:
- 36,000 jobs
  - release land for 16,500 homes
  - raise £138 million in capital receipts from land and property sales
  - save £56 million in running cost savings
- 5.4 The Berkshire Property Partnership comprises all the Berkshire Unitary Authorities plus representatives from Health, the Police and the Royal Berkshire Fire and Rescue Service. The core areas of work under consideration are:

#### 5.4.1 Placed Based Projects

These generally look at a geographic area and map out all public assets and seek collaborative ways to deliver services in that locality to drive asset efficiencies, free up capital assets and create jobs and housing. The first area to be considered under this scope is a Slough area project.

#### 5.4.2 Property Based Project

Under this area of work each participant suggested sites where projects could be worked up with one or more party for a combined gain. There were around 30 locations identified in the bid, some of which were from SBC and included the Hub sites at Langley (Trelawney Ave), Britwell (Wentworth Ave) and the former Centre site (Farnham Rd).

#### 5.4.3 Shared or combined professional service unit

The group recognise there is a serious pressure on the public sector's ability to attract, retain and incentivise professional property expertise in the South East. This is due to the opportunities offered in the private sector and the proximity to London. A pooling of resources could be a way of dealing with this challenge and is to be investigated as part of the programme.

5.5 The detailed draft Terms of Reference (being prepared by Place Partnership) are attached at Appendix A.

### 6. **Comments of Other Committees**

This report has not been considered by any other committees.

### **Conclusion**

7.1 This report seeks approval to agree the Terms of Reference for the Berkshire Property Partnership, as at Appendix A, to deliver a County wide One Public Estate programme. It also seeks to agree for Slough Borough Council to "match fund" activities of the partnership and delegate such expenditure and authority, as necessary, to the Chief Executive (or deputy) as required to fulfil our obligations under the Terms of Reference, whilst noting that such funding will be delivered as a "consideration" under the terms of the agreement and will be contained within existing budget projections.

7.2 The programme as a whole offers a unique opportunity for the public authorities in Slough, and Berkshire, to work together to deliver outcomes locally, regionally and nationally.

### 8. **Appendices Attached**

8.1 Appendix A – Terms of Reference for the Berkshire Property Partnership  
Appendix B – Funding breakdown

### 9. **Background Papers**

None